

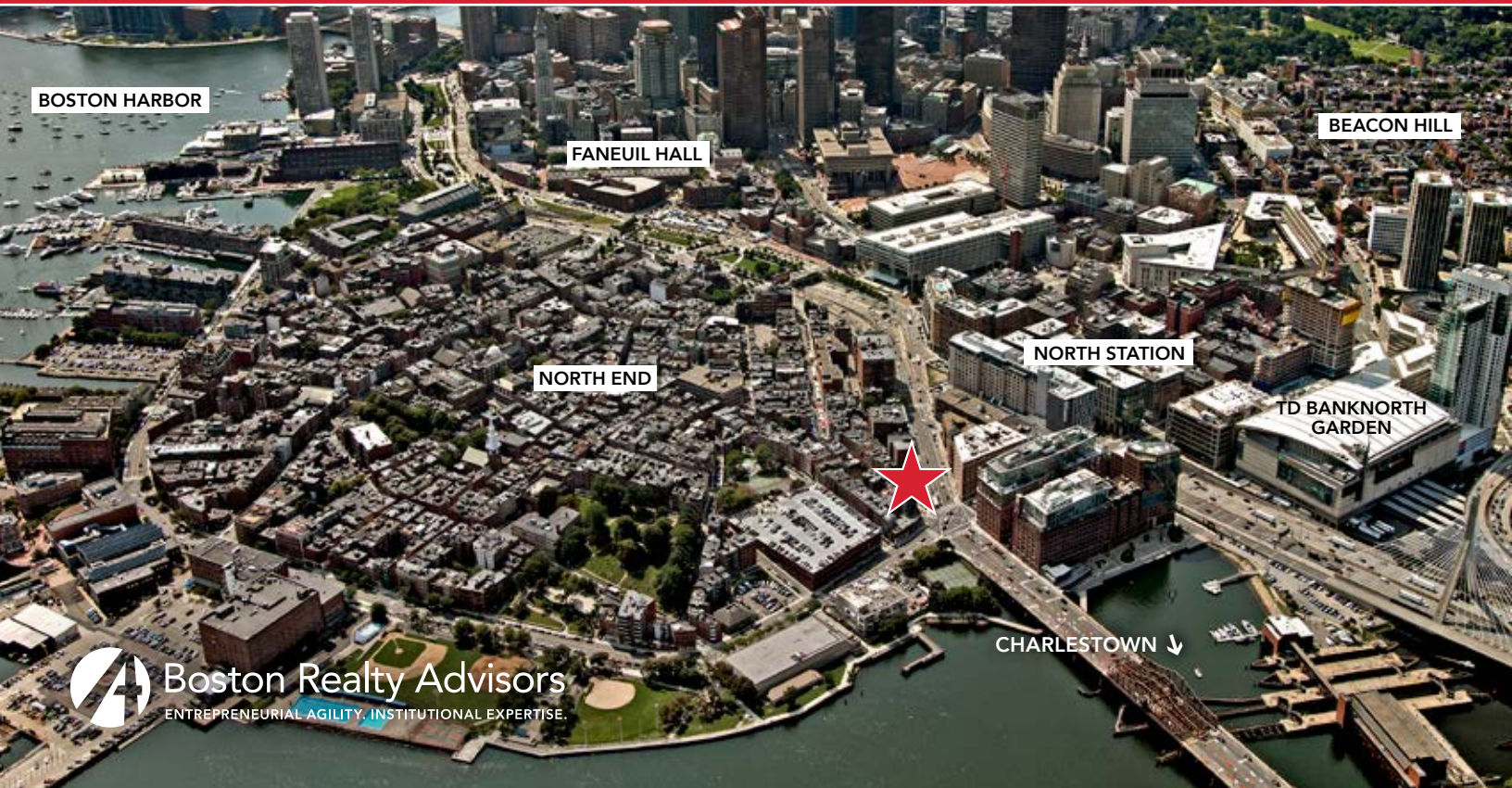
181

North Washington

BOSTON, MASSACHUSETTS



PREMIER REDEVELOPMENT OPPORTUNITY



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present an exceptional redevelopment opportunity located at 181 North Washington Street in Boston, MA. 181 North Washington Street consists of 3,302 square feet of land positioned at one of the busiest intersections in the city. This incredible opportunity offers investors an irreplaceable piece of real estate in one of the most active submarkets of Boston, MA.

Located at the intersection of Causeway Street, Commercial Street and North Washington Street, the property is at the nexus of the North End / North Station and is situated directly across the street from the Charlestown Bridge; which will be undergoing a \$200 million renovation. The immediate surrounding areas are currently going through a renaissance of development. Boston Properties is currently developing a 1.9 million square foot mixed-use center just steps away at North Station as well as HYM Investment Groups 2.9 million square foot redevelopment of Government Center Garage.

181 North Washington Street truly depicts a phenomenal offering in a highly trafficked urban location primed for redevelopment. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit www.181NW.com.



INVESTMENT HIGHLIGHTS



TRANSIT ORIENTED

181 North Washington is located just steps away from one of Boston's largest transit hubs; North Station. The property is also immediately accessible by the MBTA Green Line and multiple bus routes.



SUPERIOR AREA AMENITIES

The North End & North Station areas feature a surplus of restaurants, bars, grocery stores, boutique shops, parks and a deep employer base. 181 North Washington Street is truly located in an amenity rich submarket.



AREA DEVELOPMENT

Located just steps away from two of the biggest developments to hit Boston in decades, the area is continuing to grow at a rapid pace. Just a short walk away at North Station, Boston Properties and partner Delaware North are completing their 1.9 million square foot mixed-use development that will be future home to anchor tenant, Verizon. Just around the corner, HYM Investment Group is redeveloping the Government Center Garage with a 2.9 million square foot mixed-use center.



STRONG MARKET DYNAMICS

The North End and Waterfront area continue to showcase their core locations with the increase in rental rates and condominium prices year over year. In the last six months, the average condominium price sold in the North End/Waterfront eclipsed \$1,000,000 and sold for an average of \$998/SF.

PROPERTY DETAILS

PROPERTY ADDRESS:	181-183 North Washington St Boston, MA 02114
PARCEL ID:	0301474000
SITE SIZE:	3,302 Square feet
BUILDING SIZE:	1,708 Square feet
ZONING DISTRICT:	North End Neighborhood
ZONING SUBDISTRICT:	North Washington Street Community Commercial



WWW.181NW.COM

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